



MEMORANDUM
COMMUNITY DEVELOPMENT RESOURCE AGENCY
COMMUNITY DEVELOPMENT SERVICES DIVISION
County of Placer

TO: Honorable Board of Supervisors **DATE:** December 14, 2021
FROM: Todd Leopold, County Executive Officer
BY: Jane Christenson, Assistant County Executive Officer, Interim Agency Director
SUBJECT: Extend Fee Deferral Program

ACTION REQUESTED

1. Introduce and waive oral reading of an ordinance to amend Placer County Code Chapter 15, Article 15.70 to extend the existing Fee Deferral Program until December 31, 2023.

BACKGROUND

In 2008, the Community Development Resource Agency received requests to consider fee deferrals for single-family residences as well as non-residential and multi-family developments in response to the statewide slowing of the housing market. Until the deferral program was implemented in 2008, County Code required all development impact fees and building permit fees be paid in full at issuance of a building permit.

On December 9, 2008, the Board of Supervisors (Board) unanimously adopted Ordinance 5535-B which enacted Article 15.70 and authorized the deferral of sewer connection, traffic impact, public facility and parks and recreation fees for residential and nonresidential development projects (Attachment A). This fee deferral program requires payment of the fees in full at the earlier of the following:

1. Request for Final Inspection
2. Request for Certificate of Occupancy (Temporary or Final)
3. Two (2) years from the date of building permit issuance, or
4. Sale or Transfer of all or a portion of the property on which the Building Permit was issued.

Allowing fee payments closer to the time that the respective impacts actually occur reduces startup construction costs, making projects more feasible which can stimulate economic development while still requiring fee collection in time to fund needed improvements. Due to periods of economic slowdown and the general positive effects of the fee deferral program, the Board has approved four extensions since 2008. Unless extended, the program will end on December 31, 2021 (Section 15.70.120).

DISCUSSION

Although the housing market is recovering, an extension of the program is requested to continue to stimulate economic growth. If adopted, the fee deferral program would be extended for two years, to December 31, 2023.

ENVIRONMENTAL IMPACT

Adoption of this ordinance amendment does not constitute a "Project" under the California

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Environmental Quality Act (CEQA) pursuant to CEQA guidelines 15061(b)(3) and 15378(b)(5) because it is an administrative action that does not result in any direct or physical change in the environment, and the approval of a fee deferral does not have the potential to cause a significant effect on the environment.

FISCAL IMPACT

There is no direct fiscal impact associated with this item. Deferring impact fee payment is not anticipated to result in any significant fiscal impact on associated capital project budgets.

ATTACHMENTS

Attachment A: Ordinance Amending Placer County Code Chapter 15, Article 15.70

Before the Board of Supervisors County of Placer, State of California

In the matter of:

An Ordinance to Amend Placer
County Code Chapter 15, Article 15.70
to extend the Fee Deferral Program expiration date

Ordinance No.: _____

Introduced: _____

The following ordinance was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held on _____, by the following vote:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chair, Board of Supervisors

Attest:

Clerk of said Board

THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF CALIFORNIA,
DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: Placer County Code Chapter 15, Article 15.70, Section 15.70.120, is hereby amended as follows:

15.70.120 Expiration. This article shall remain in effect until ~~December 31, 2021~~ **December 31, 2023**, and as of that date is repealed. Any fee deferral agreement entered into prior to the date of repeal of this article, shall remain in full force and effect in accordance with its terms.

SECTION 2: This Ordinance shall be effective thirty (30) days after passage. The Clerk is directed to publish this Ordinance, or a summary thereof, within fifteen (15) days in accordance with Government Code Section 25124.

